

**PLANNING COMMISSION OF MONTEREY PARK  
AGENDA**

**REGULAR MEETING  
Monterey Park City Hall Council Chambers  
320 West Newmark Avenue**

**Tuesday  
January 9, 2018  
7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Documents related to an Agenda item are available to the public in the Community and Economic Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at [www.montereypark.ca.gov](http://www.montereypark.ca.gov).

**PUBLIC COMMENTS ON AGENDA ITEMS**

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Board Chair and Board Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

**CALL TO ORDER**

Chairperson

**FLAG SALUTE**

Chairperson

**ROLL CALL**

Larry Sullivan, Delario Robinson, Theresa Amador, Ricky Choi, and  
Eric Brossy De Dios

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

**PUBLIC COMMUNICATIONS.** While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

**[1.] PRESENTATIONS - None**

**[2.] CONSENT CALENDAR - None**

**[3.] PUBLIC HEARING**

**3-A CONDITIONAL USE PERMIT (CUP-17-12) TO ALLOW THE ALTERATION OF A NONCONFORMING USE FROM A LAUNDROMAT TO A DANCE STUDIO – 441 WEST POMONA BOULEVARD**

It is recommended that the Planning Commission:

- (1) Open the public hearing;
- (2) Receive documentary and testimonial evidence;
- (3) Close the public hearing;
- (4) Adopt the attached Resolution approving Conditional Use Permit (CUP-17-12), subject to conditions contained therein; and
- (5) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act CEQA Guidelines § 15301 (Class 1 – Existing Facilities), because the project consists of operating and licensing of an existing establishment.

**[4.] OLD BUSINESS - None**

**[5.] NEW BUSINESS - None**

**[6.] COMMISSION COMMUNICATIONS AND MATTERS**

**[7.] STAFF COMMUNICATIONS AND MATTERS**

**ADJOURN**

Next regular scheduled meeting on January 23, 2018.

APPROVED BY:

MICHAEL A. HUNTLEY	
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# Planning Commission Staff Report

**DATE:** January 9, 2018

**AGENDA ITEM NO:** 3-A

**TO:** The Planning Commission  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**SUBJECT:** A Public Hearing to Consider a Conditional Use Permit (CU-17-12) to allow the alteration of a nonconforming use from a laundromat to a dance studio – 441 West Pomona Boulevard.

## **RECOMMENDATION:**

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving Conditional Use Permit (CUP-17-12); and
- (5) Taking such additional, related, action that may be desirable.

## **CEQA (California Environmental Quality Act)**

The proposed project is categorically exempt from the provision of the California Environmental Quality Act (CEQA) per CEQA Guidelines § 15301 (Class 1 – Existing Facilities), because the project consists of operating and licensing of an existing establishment.

## **EXECUTIVE SUMMARY:**

The applicant, Jennifer Aguirre of Prestige Dance Studio & Fine Arts, is requesting a Conditional Use Permit to allow for the alteration of a nonconforming use from a laundromat to a dance studio located at 441 West Pomona Boulevard. The property is zoned R-1 (Single-Family Residence) and is designated Low Density Residential in the General Plan.

Staff is recommending approval of Conditional Use Permit (CUP-17-12) subject to conditions mitigating impacts ordinarily associated with the proposed use. The proposed use will be a compatible use to the elementary school across the street as well as to the single-family dwellings located within the vicinity. The proposed dance studio will not result in a significant impact to the surrounding environment and is substantially similar – from the perspective of pedestrian and vehicle traffic – to that of the existing laundromat. The proposed business will have an open floor plan to allow for dance lessons and will not require extensive tenant improvements. The proposed business will also re-stripe and reconfigure the parking area to improve the parking layout and on-site circulation.

**BACKGROUND:**

Property Description

The subject property is located on the northwest corner of West Pomona Boulevard and Findlay Avenue. The subject lot is 10,316 square feet (0.24 acres) in size and is currently developed with a 2,400 square feet, one-story laundromat constructed in 1968. The subject property is built out with 13 on-site parking spaces.

Properties located to the north, south, east, and west of the subject property are zoned R-1 (Single-Family Residential). The property is accessible from West Pomona Boulevard and Findlay Avenue.

Project Description

According to MPMC § 21.08.030 a laundromat is not currently a permitted use in the R-1 zone. It was, however, permitted when the property was previously zoned C-2 (Shopping Center). Sometime between 1974 and 1978, portions of the area including the property in question were rezoned to R-1 (Single-Family Residential). Consequently, the existing laundromat became a legal nonconforming use pursuant to MPMC § 21.30.030(C). According to MPMC § 21.30.050, a legal nonconforming use cannot be altered or enlarged unless a conditional use permit is first obtained. The applicant is requesting a conditional use permit to change one legal nonconforming use, the laundromat, to a similar if not less intensive nonconforming use, a dance studio. Staff has researched the MPMC from 1968 and dance studios were permitted by right as were laundromats at the time (Attachment 3). Moreover, the required off-street parking ratio was also the same.

According to MPMC § 21.30.070(C), a nonconforming use can be changed to a less intensive nonconforming use. In evaluating the proposed change in use, it is staff's assessment that the establishment of a dance studio is less intensive than that of the previous laundromat operation. Specifically, the proposed dance studio will operate at fewer hours than that of a laundromat. Laundromats are typically open seven days a week and are busiest in the evenings and on the weekends. As it relates to proposed dance studio, they will be open limited hours on Saturday and closed on Sunday. Such a reduction would lessen any impact to the adjacent residential use to the north of the property.

According to MPMC § 21.32.020(B), before any conditional use permit is granted, the applicant must show facts allowing the Planning Commission to make the findings set forth in the draft resolution (Attachment 1). Staff believes that based on the facts, the Planning Commission can find that the proposed use is compatible with other existing and permitted uses located in the general area of the proposed use pursuant to the conditions of approval.

The proposed use is considered compatible because located within the immediate vicinity of the subject property are institutional uses, including an elementary school, two religious facilities, a Southern California Edison easement, multiple higher density

apartment buildings, and single-family dwellings. Directly across Findlay Avenue to the east is Bella Vista Elementary School, which occupies an entire street block. Immediately west, a 50 feet wide Southern California Edison easement separates the subject property from single-family dwellings. Located north, at the northeast and southeast corners of Findlay Avenue and West Riggan Avenue are two religious facilities. One block west of the single-family dwellings is the Bella Vista Apartments comprised of 152-units spanning two blocks. Although there are single-family dwellings north and west of the subject property, this is an active community area and allowing the use to transition from a laundromat to a dance studio will not be a significant change for the subject property and neighborhood. The use will be transitioning from a service use to a service use.

According to the applicant, the 2,400 square feet space will allow for 10-persons group dance lessons. The business operating hours will be Monday through Friday from 8:00 a.m. to 11:00 p.m., Saturday from 10:00 a.m. to 4:00 p.m., and closed on Sundays. According to the applicant, the proposed use will benefit the area because dance lessons will be offered to children as well as adults of all ages. The proposed use does not include any expansions or additional square footage to the existing building. The extent of the proposed remodel will be mainly demolition within the building to allow for an open floor plan. All dance activities will take place inside the existing building.

The required number of parking spaces for the dance studio is 13 spaces and 13 spaces are provided. According to the City's Engineering Division, the Institute of Transportation Engineers (ITE) Manual does not go into that level of specificity to show the trip generation for a laundromat and dance studio. The trip generations are different for a laundromat and studio. The trips are spread out throughout the day for a laundromat and the trips for a dance studio have peaks mainly in the late afternoon and evening times. As shown in the street and aerial maps, the property is a corner property with two access driveways and immediate access to Findlay Avenue and Pomona Boulevard. Cars will not have to circulate through the residential area to get to the subject property. Both the Findlay Avenue and Pomona Boulevard driveways are 26-feet wide and provide ingress and egress onto and off the property. The subject property is also in walkable distance from the school across the street and the residential area located north and west, so customers may not need to drive to the property.

#### Legal Notification

The legal notice of this hearing was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **December 8, 2017**, with affidavits of posting on file. The legal notice of this hearing was mailed to **21** property owners within a 300 feet radius and current tenants of the property concerned on **December 8, 2017**.





Karl H. Berger  
Assistant City Attorney

**ATTACHMENTS:**

- Attachment 1: Draft Resolution
- Attachment 2: Site and floor plans
- Attachment 3: Zoning Code 1965 – C-2 Zone



# ATTACHMENT 1

## Draft Resolution

## **RESOLUTION NO.**

### **A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-17-12) TO ALLOW FOR THE ALTERATION OF NONCONFORMING USE AT 441 WEST POMONA BOULEVARD**

The Planning Commission of the City of Monterey Park does resolve as follows:

#### **SECTION 1:** The Planning Commission finds and declares that:

- A. On November 9, 2017, Jennifer Aguirre of Prestige Dance Studio & Fine Arts, submitted an application, pursuant to Monterey Park Municipal Code ("MPMC") §§ 21.30.050 and 21.32.020, requesting a Conditional Use Permit (CUP-17-12) to allow for the alteration of a nonconforming use from a laundromat to a dance studio at 441 West Pomona Boulevard ("Project");
- B. The proposed Project was reviewed by the City of Monterey Park Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the Project before the Planning Commission for January 9, 2018;
- E. On January 9, 2018, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of Jennifer Aguirre; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its January 9, 2018 hearings including, without limitation, the staff report submitted by the Community and Economic Development Department.

#### **SECTION 2:** *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

- A. The Applicant seeks to alter a legal nonconforming use from a laundromat to a dance studio within an existing one-story commercial building;
- B. 441 West Pomona Boulevard is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the General Plan;

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- C. The subject property is located on the northwest corner of West Pomona Boulevard and Findlay Avenue;
- D. Properties located to the north, south, east, and west include R-1 (Single-Family Residential) zoned lots;
- E. The subject lot is 10,316 square feet (0.24 acres) in size and is currently developed with a 2,400 square feet commercial building constructed in 1968; and
- F. There are a total of 13 at-grade parking spaces. The property is accessible from West Pomona Boulevard and Findlay Avenue.
- G. Located within the immediate vicinity of the subject property are institutional uses, including an elementary school, two religious facilities, a Southern California Edison easement, multiple higher density apartment buildings, and single-family dwellings. Directly across Findlay Avenue to the east is Bella Vista Elementary School, which occupies an entire street block.
- H. Immediately west, a 50 feet wide Southern California Edison easement separates the subject property from single-family dwellings. Located north, at the northeast and southeast corners of Findlay Avenue and West Riggan Avenue are two religious institutions. One block west of the single-family dwellings is the Bella Vista Apartments comprised of 152-units spanning two blocks.
- I. The required number of parking spaces for the dance studio is 13 spaces and 13 spaces are provided. According to the City's Engineering Division, the Institute of Transportation Engineers (ITE) Manual does not go into that level of specificity to show the trip generation for a laundromat and dance studio. The trip generations are different for a laundromat and studio. The trips are spread out throughout the day for a laundromat and the trips for a dance studio have peaks mainly in the late afternoon and evening times. As shown in the street and aerial maps, the property is a corner property with two access driveways and immediate access to Findlay Avenue and Pomona Boulevard.
- J. Both the Findlay Avenue and Pomona Boulevard driveways are 26-feet wide and provide ingress and egress onto and off the property. The subject property is also in walkable distance from the school across the street and the residential area located north and west.
- K. Specifically, the proposed dance studio will operate at fewer hours than that of a laundromat. Laundromats are typically open seven days a week and are busiest in the evenings and on the weekends. As it relates to proposed dance studio, it will be open limited hours on Saturday and closed on Sunday.

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SECTION 3: *Environmental Assessment*. Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301 (Existing Facilities).

SECTION 4: *Conditional Use Permit Findings*. Pursuant to MPMC §§ 21.30.050 and 21.32.020, the Planning Commission finds as follows:

- A. The site is adequate in size, shape and topography for the proposed use including without limitation, any required yards, walls, fences, parking and loading facilities, landscaping, setbacks, and other development standards prescribed in this code.

The site is adequate in size, shape and topography for the proposed use in that the proposed use is a dance studio within an existing commercial building. No physical changes are proposed to the site, except for a tenant improvement mostly to create an open floor plan to allow for dance lessons. No building expansions or additional square footage is proposed as part of the project.

- B. The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. The proposed use is a dance studio within an existing commercial building and is not expected to significantly increase traffic. Cars will not have to circulate through the residential area to get to the subject property. Customers may not need to drive to the property. As a result, it appears that any change in traffic patterns will be less than significant.

- C. The proposed use is consistent with the General Plan and any applicable specific plan.

The proposed use is consistent with the General Plan and conforms to objectives of the General Plan and the Monterey Park Municipal Code zoning regulations. The subject property is designated Low Density Residential in the General Plan. The Low Density Residential land use category allows for traditional single-family homes, but also allows for additional uses such as religious and education institutions, group homes, and community care facilities, consistent with the zoning regulations. The proposed use is a dance studio within an existing commercial building. The alteration of a legal nonconforming use is allowed with Conditional Use Permit approval.

The proposed use is considered compatible because, although there are single-family dwellings north and west of the subject property, this is an active community area and allowing the use to transition from a laundromat to a dance studio will not be a

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significant change for the subject property and neighborhood. The use will be transitioning from a service use to a service use.

- D. The proposed use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the City.

The proposed use, as conditioned, will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood as the conditions of approval will minimize the potential for any negative impacts. In evaluating the proposed change in use, it is staff's assessment that the establishment of a dance studio similar if not less intensive than that of the previous laundromat operation.

- E. The proposed use will not have an adverse effect on the public health, safety and general welfare.

The proposed use will not have an adverse effect on the public health, safety, and general welfare because conditions of approval and the limited size of the use will limit any potential adverse effects to neighboring properties. According to the applicant, the proposed use will benefit the area because dance lessons will be offered to children as well as adults of all ages. The proposed use does not include any expansions or additional square footage to the existing building. The extent of the proposed remodel will be mainly demolition within the building to allow for an open floor plan. All dance activities will take place inside the existing building.

- F. The use applied for at the location set forth in the application is properly one authorized by conditional use permit pursuant to the MPMC.

The proposed alteration of a legal nonconforming use from a laundromat to a dance studio is a conditionally allowed use in the zone. The subject space is 2,400 square feet, which will be relatively small and generate minimal impacts to traffic and parking demands. Conditions are included in this Resolution to mitigate the effects resulting from the proposed use.

**SECTION 5: Approval.** Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Conditional Use Permit (CUP-17-12).

**SECTION 6: Reliance on Record.** Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all

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respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution will be mailed to Jennifer Aguirre and to any other person requesting a copy.

SECTION 11: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 12: Except as provided in Section 9, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

**ADOPTED AND APPROVED** this 9<sup>th</sup> day of January 2018.

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Chairperson Larry Sullivan



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I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 9<sup>th</sup> day of January 2018, by the following vote of the Planning Commission:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Michael A. Huntley, Secretary

APPROVED AS TO FORM:  
Mark D. Hensley, City Attorney

By:

  
\_\_\_\_\_  
Karl H. Berger,  
Assistant City Attorney

## **PLANNING COMMISSION RESOLUTION NO.**

### **Exhibit A**

#### **CONDITIONS OF APPROVAL**

#### **441 WEST POMONA BOULEVARD**

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Jennifer Aguirre, agrees to comply with the following conditions of approval for Conditional Use Permit (CUP-17-12) ("Project Conditions").

#### **PLANNING:**

1. Jennifer Aguirre (the "Applicant") agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of CUP-17-12 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of CUP-17-12, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. The conditional use permit expires twelve months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A total of a one year extension may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the Community and Economic Development Director, or designee.
3. The property owner is responsible for maintaining the area adjacent to the business location and the site in general, including any parkways and alleys.
4. The property must remain well maintained and free of graffiti. Failure of the applicant/property owner to remove graffiti within 24 hours written notice by the City will cause the City to abate the graffiti at the cost of the applicant/property owner.
5. A copy of the Conditions of Approval for Conditional Use Permit (CUP-17-12) must be kept on the premises of the establishment and presented to any authorized City official upon request.

#### **BUILDING:**

6. List all City of Monterey Park conditions of approval on the second sheet of the building plans.

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7. All works must conform to the requirements of the current California Codes.
8. Plan checks are required if there are alterations to the existing building.
9. At plan check stage, submit necessary information about accessibility to commercial building per Chapter 11B of the California Building Code (CBC).
10. Verify the minimum number of required fixtures per § 422.0 of the CBC and provide the minimum number of fixtures.

**FIRE:**

11. All fire conditions must be completed to the satisfaction of the Fire Chief, or designee.
12. A permit must be obtained from the Fire Department before engaging in activities, operations, practices or functions as indicated in California Fire Code (CFC) §§ 105.6 and 105.7.
13. Fire protection, including fire apparatus access roads and water supplies for fire hydrant must be installed and made serviceable before and during the time of the construction, per CFC § 501.4.
14. All fire safeguards required by California Fire Code Chapter 33 must be adhered to and maintained during the course of construction.
15. Fire sprinkler and fire alarm systems are not required. Remove notation from deferred submittals unless such systems already exist in the building.
16. An approved number or address must be provided on the building frontage in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must be minimum of 6-inch high by ½-inch stroke and be a contrasting background per CFC § 505.1.
17. Portable fire extinguishers must be installed per the CFC § 906.
18. All doors designated as exits, except for the main entrance, must be equipped with common knowledge lever type, single action hardware, unless panic hardware is specifically required per CFC § 1010.1.0.
19. If “as-built” plans are required, additional fees will be due for the review of the drawings.

**POLICE:**

20. Adequate lighting must be in full operation at all times.
21. All major common areas of the location must be covered by security video cameras. All security cameras must operate 24-hours a day, seven days a week.

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All cameras must record onto a recording medium and all recordings must be maintained in a secured and locked enclosure.

22. Access to the roof, if any, will be locked and secured. Access to the roof will be restricted to maintenance personnel, building management, or other authorized personnel.
23. The business is encouraged to join and participate in the Monterey Park Police Department's Business Watch Program; a free service designed to educate businesses about minimizing criminal activity. The Community Relations Bureau can be contacted at (626) 307-1215.
24. It is recommended that an alarm system be installed. The alarm system will be a deterrent to criminal activity, and allow notification to the Police in the event of any such attempt. An alarm permit be maintained and kept updated. Contact the Monterey Park Police Department Community Relations Bureau at (626) 307-1215 for the alarm permits.
25. Due to the site plan indicating classes being offered for minors at the location the business owner/manager must submit a site Security/Safety Plan to the Chief of Police. The Security/Safety Plan must outline the measures taken to protect the safety and well being of the children. Items to be covered must include, but are not limited to:
  - a. Means to ensure child safety during business hours.
  - b. Means to prevent unauthorized persons from entering the business/location.
  - c. Means to prevent child abduction from the business/location.
  - d. Emergency evacuation plan.
26. The Applicant must maintain a facility free of drugs, tobacco, alcohol, and/or weapons. Signage must be posted within the facility indicating that such items are prohibited on the facility. Prestige Dance & Fine Arts must be responsible for notifying the Police Department and assist in any investigation. Signage must be a minimum of 8 ½ inches by 11 inches.
27. The Applicant must have written policies requiring candidates for employment, and employees, to comply with applicable law governing contact with minors. Persons found to be prohibited from contacting minors must be reported to the Monterey Park Police Department.
28. The Applicant, as a condition of use will cooperate with the Monterey Park Police Department, Department of Children and Family Services, or any other law enforcement agency in official investigations involving persons and/or incidents associated with their facility.

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29. The shrubbery on the property must be installed and maintained in such a condition to permit good visibility of the business from the street. Any shrubbery surrounding the complex must be planted and maintained where the height of the greenery would not easily conceal persons.
30. The driveway leading into the business must be constructed and maintained in such a condition that traffic is easily visible to those entering or leaving the location.
31. Violations of local, state, or federal laws and the provisions/conditions of this and future Conditional Use Permits are cause for immediate suspension and/or revocation of the permit.

By signing this document Jennifer Aguirre certifies that she read, understood, and agrees to the Project Conditions listed in this document.

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Jennifer Aguirre, Applicant

## ATTACHMENT 2

### Site, floor, elevation plans



# ATTACHMENT 3

## Zoning Code 1965 – C-2 Zone

## MONTEREY PARK MUNICIPAL CODE

SECTION 9211-A. 5. Same. Side Yard. No side yards shall be required.

SECTION 9211-A. 6. Same. Rear Yard. No rear yard shall be required.  
(Ord. 1157, Effective October 12, 1966)

SECTION 9212. "C-2" General Commercial Zone. The following regulations shall apply in the "C-2" General Commercial Zone unless otherwise provided in this Chapter. Buildings erected or structurally altered and used exclusively for dwelling purposes shall comply with the front, side and rear yard regulations of the "R-3" Zone.

SECTION 9212. 1. Same. Use. The following uses are permitted in the C-2 Zone:

1. Any use permitted in the C-1 Zone, but excluding therefrom any and all dwelling units, living quarters and housekeeping uses, except where a valid Special Use Permit has been obtained pursuant to Subsection 14 of Section 9226. (Ord. 968, Effective February 7, 1962)

2. Retail stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the retail business conducted on the premises and provided that not more than five persons are employed in the manufacture, processing or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibrations or other similar causes, and provided also that unless otherwise permitted all such uses shall be conducted inside of buildings; but excluding "Planned Developments" as set forth in Section 9226 (11).

3. Advertising signboards or structures provided that the same shall comply with the requirements of Chapter 6 of Article VIII of the Monterey Park Municipal Code; provided further that the provisions of said Chapter 6 shall be subject to the variance procedure as set forth in Section 9225. (Ord. 1025, Effective July 10, 1963)

4. Antique stores.

5. Automobile service stations. (Repealed by Ord. 1149, Effective 8/4/66)

6. Bank.

7. Baths, turkish and the like.  
(Ord. 1068, Effective November 12, 1964)

8. Bowling alleys.  
(Ord. 1158, Effective October 12, 1966)

9. Blueprinting and photostating.

10. Bird store or pet shop.

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Sec 9.212.1

12. Cleaning and pressing establishments using non-inflammable and non-explosive cleaning fluid.

13. Conservatory of Music.

14. Dance Halls.

15. Electrical appliance stores and repairs.

16. Electrical distributing sub-stations.

16. a. Equipment--sale and rental of small equipment incidental to the operation of another business on the same lot.

16. b. Equipment, repair of, when conducted inside of building.

17. Frozen food locker plants (excluding wholesale processing or cold storage).

18. Funeral Parlor.

19. Furniture store.

20. Furniture warehouse for storing personal household goods, provided ground floor front is devoted to stores.

21. Garage, public, provided that the same shall comply with the provisions of Part 13 of Chapter 4 of Article VI hereof. (Ord. 1068, Effective Nov. 12, 1964)

22. Governmental buildings.

23. Ice storage house of not more than five ton capacity.

24. Interior decorating store.

25. Medical laboratory.

26. Motels and auto courts, provided that the same are processed pursuant to, and are subject to, the provisions of Section 9226 of the Zoning Code, and that before any such use shall be permitted, a Special Use Permit, pursuant to the provisions of Section 9226, shall be issued thereon.

27. Music, dancing or vocal instruction.

28. Music store.

29. News stand.